

AGENDA
CITY OF ATLANTA BOARD OF ZONING ADJUSTMENT
Friday, February 3, 2006 AT 1:00 P.M.
ATLANTA CITY HALL COUNCIL CHAMBER, SECOND FLOOR

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NEW CASES

- V-05-360** Appeal of **Glen Murer** of a decision of staff person of the Bureau of Buildings to issue a building permit for an industrial building/plant (i.e., a concrete plant). Property is located at **740 LAMBERT DRIVE N.E.**, fronts 333 feet on the north side of Lambert Drive and begins at the north intersection of Lambert Drive and Manchester Street. Zoned I-1 (Light Industrial) District. Land Lot 50 of the 17th District, Fulton County, Georgia.
Owner: Thomas Concrete
Council District 6, NPU-F
- V-05-363** Appeal of **Mary Carole Cooney** of a decision of staff person of the Bureau of Buildings to lift a stay of construction and thereby allow continuation of construction of a single-family house that appellant claims is in violation of the maximum allowed building height. Property is located at **15 MADDOX DRIVE N.E.**, fronts 83 feet on the south side of Maddox Drive and begins 100 east of the south eastern corner of The Prado and Maddox Drive. Zoned R-4 (Single-Family Residential) District. Land Lot 105 of the 17th District, Fulton County, Georgia.
Owner: Donald & Cynthia Carson
Council District 6, NPU-E
- V-05-344** Application of **Suzanne Cobb** for a variance from the zoning regulations to reduce the north side yard setback from the required 7 feet to 1.4 feet for a second story dormer addition to a single family house. The property is located at **810 VEDADO WAY N.E.**, fronts 75 feet on the east side of Verdado Way and begins 75 feet east of the southeastern corner of Verdado Way and Greenwood Avenue. Zoned R-5 (Two-Family Residential) District. Land Lot 48 of the 14th District, Fulton County, Georgia.
Owner: Susanne Cobb
Council District 6, NPU-E
- V-05-361** Application of **David Ogram** for variances from the zoning regulations to 1) reduce the front yard setback from the required 35 feet to 20.1 and 2) reduce the west side yard setback from the required 7 feet to 1.7 feet, for second story living space and deck additions to a single-family, detached house. Property is located at **655 COURTENAY DRIVE N.E.**, fronts 70 feet on the east side of Courtnay Drive and begins 1,882 feet south of the southeastern corner of Amsterdam Avenue and Courtenay Drive. Zoned R-4 (Single-Family Residential) District. Land Lot 52 of the 17th District, Fulton County Georgia.
Owner: Louis Sica
Council District 6, NPU-F

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- V-05-362** Application of **Julie Edelson** for variances from the zoning regulations to 1) reduce the front yard setback from the required 50 feet to 40 feet, and 2) reduce the south side yard setback from the required 10 feet to 7 feet, for living space additions to a single-family house. Property is located at **1629 LADY MARIAN LANE N.E.**, fronts 100 feet on the east side of Lady Marian Lane and begins 370 feet north of the northeastern corner of Lady Marian Lane and Robin Hood Road. Zoned R-3 (Single-Family Residential) District. Land Lot 104 of the 17th District, Fulton County Georgia.
Owner: Julie Edelson
Council District 6, NPU-E
- V-05-365** Application of **Adegbo Yega Deeyo** for a variance to reduce the front yard setback from the required 35 feet to 23 feet, for a newly constructed single-family house. Property is located at **132 BROWNLEE ROAD S.W.**, fronts 50 feet on the east side of Brownlee Road and begins 250 feet south of the south eastern corner of Treadwell Road and Brownlee Road. Zoned R-4 (Single-Family Residential) District. Land Lot 244 of the 17th District, Fulton County Georgia.
Owner: GBA Investments, Inc.
Council District 10, NPU-H
- V-05-366** Application of **Lorri and Lance Leonaitis** for variances from the zoning regulations to 1) reduce the half-depth front yard setback from the required 30 feet to 16 feet for a garage that would be attached to a single-family house, and 2) reduce the southeast side yard setback from the required 25 feet to 10 feet, for a swimming pool. Property is located at **3342 PACES FERRY ROAD N.W.**, fronts 160 feet on the southeast side of Paces Ferry Road and begins on the south corner of Paces Ferry Road and Old Plantation Road. Zoned R-1 (Single-Family Residential) District. Land Lot 198 of the 17th District, Fulton County, Georgia.
Owner: Lorri & Lance Leonaitis
Council District 8, NPU-A
- V-05-367** Application of **Neil and Kelley Berman** for variances from the zoning regulations to 1) reduce the east side yard setback from the required 7 feet to 5 feet for a porch addition above an existing patio and 2) increase lot coverage from the allowed maximum of 50% to 55%. Property is located at **36 WAKEIELD DRIVE N.E.**, fronts 75 feet on the north side of Wakefield Drive and begins 383 feet east of the northeastern corner of Montclair Drive and Wakefield Drive. Zoned HC-20-CD1 / R-4 (Brookwood Hills Historic and Cultural preservation/Single-Family Residential) District. Land Lot 110 of the 17th District, Fulton County, Georgia.
Owner: Neil & Kelley Berman
Council District 8, NPU-E

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- V-05-368** Application of **Candace Carlson** for a variance from the zoning regulations to reduce the front yard setback from the required 50 feet to 43.2 feet, for a second story addition over a garage that is attached to a single-family house. Property is located at **2761 CARMON ON WESLEY ROAD N.W.**, fronts 311 feet on the east side of Carmon on Wesley Road and begins 134 feet north of the northeastern corner of Carmon at Wesley Road and West Wesley Road. Zoned R-3 (Single-Family Residential) District. Land Lot 156 of the 17th District, Fulton County Georgia.
Owner: Dan Dodson
Council District 8, NPU-C
- V-05-369** Application of **Craig A. Kronenberger** for a variance from the zoning regulations to reduce the north side yard setback from the required 7 feet to 5.3 feet, for a second story addition to a single-family house. Property is located at **1349 MIDDLESEX AVENUE N.E.**, fronts 60 feet on the east side of the Middlesex Avenue and begins 350 feet north of the northeastern corner of Middlesex Avenue and Courtenay Drive. Zoned R-4 (Single-Family Residential) District. Land Lot 52 of the 17th District, Fulton County, Georgia.
Owner: Liz M. Kronenberger & Craig A. Kronenberger
Council District 6, NPU-F
- V-05-370** Application of **Frederick McCree** for a variance from the zoning regulations to reduce the west side yard setback from the required 7 feet to 5 feet, for an addition to the rear of a single-family house. Property is located at **1137 WADE AVENUE N.E.**, fronts 44 feet on the south side of Wade Street and begins 159 feet east of the south eastern corner of Wade Street and Kensington Avenue. Zoned R-5 (Two-Family Residential) District. Land Lot 14 of the 14th District, Fulton County Georgia.
Owner: Fredrick McCree
Council District 5, NPU-N
- V-05-371** Application of **Clay and Angie Howell** for a variance from the zoning regulations to reduce the northeast side yard setback from the required 7 feet to 5 feet, for second story and deck additions to a single-family house. Property is located at **1113 LANIER BOULEVARD N.E.**, fronts 55 feet on the east side of Lanier Boulevard and begins 50 feet south of the southeastern corner of Lanier Boulevard and North Virginia Avenue. Zoned R-4 (Single-Family Residential) District. Land Lot 1 of the 17th District, Fulton County, Georgia.
Owner: Clay & Angie Howell
Council District 6, NPU-F

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- V-05-372** Application of **Melody Rowland** for a special exception from the zoning regulations to reduce on-site parking from the required 126 spaces to 68 spaces, for interior renovations to a warehouse/office building. Property is located at **1876 DEFOOR AVENUE N.W.**, fronts 250 feet on the west side of Defoor Avenue and begins 40 feet north of the west side intersection of Defoor Avenue and Mantissa Street. Zoned I-1 (Light-Industrial) District. Land Lot 186 of the 17th District, Fulton County, Georgia.
Owner: 1876 Defoor Partners, LLC
Council District 9, NPU-D
- V-05-374** Application of **David Herren** for a special exception from the zoning regulations for a 6-foot high metal picket fence with 8-foot high brick columns in the front yard setback, where a 4-foot high fence would otherwise be allowed. Property is located at **3176 STONE ROAD S.W.**, fronts 639 feet on the south side of Stone Road and begins 619 feet east of the south corner of the Stone Road and Hogan Road. Zoned RG-3 (Residential General Sector – 3) District. Land Lot 227 of the 14th District, Fulton County, Georgia.
Owner: D.R. Horton
Council District 11, NPU-R
- V-05-376** Application of **Michael Brown** for variances from the zoning regulations to 1) reduce the north side yard setback from the required 7 feet to 3 feet and 2) reduce the south side yard setback from the required 7 feet to 3 feet, for construction of a new, single-family house. The property is located at **1684 EVANS DRIVE S.W.**, fronts 40 feet on the east side of Evans Drive and begins on the east side intersection of Evans Drive and Lanier Drive. Zoned R-4 (Single-Family Residential) District. Land Lot 121 of the 14th District, Fulton County Georgia.
Owner: Michael Brown
Council District 12, NPU-X
- V-05-377** Application of **Michael Brown** for a variance from the zoning regulations to reduce the front yard setback from the required 20 feet to 12 feet, for construction of a single-family house. Property is located at **373 DELEVAN STREET S.W.**, fronts 50 feet on the north side of Delevan Street and begins 50 feet west of the northwestern corner of Delevan Street and Ira Street. Zoned R-4B (Single-Family Residential) District. Land Lot 87 of the 14th District, Fulton County, Georgia.
Owner: Michael Brown
Council District 4, NPU-V

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- V-05-378** Application of **William Stephenson** for variances from the zoning regulations to 1) reduce the front yard setback from the required 30 feet to 2.5 feet, 2) reduce the half-depth front yard setback from the required 15 feet to 0 feet, 3) reduce the west side yard setback from the required 7 feet to 3 feet, 4) increase the lot coverage from the maximum allowed of 50% to 80%, and 5) increase the building height from the maximum allowed of 35 feet to 36.5 feet, all for construction of a new single-family house. Property is located at **442 GARTRELL STREET N.W.**, fronts 31 feet on the north side of Gartrell Street and begins on the northwestern corner of Gartrell Street and Fitzgerald Street. Zoned R-5 (Two-Family Residential) District. Land Lot 45 of the 14th District, Fulton County, Georgia.
Owner: Iparcel.net
Council District 5, NPU-M
- V-05-379** Application of **Karina Roca** for a variance from the zoning regulations to reduce the front yard setback from the required 30 feet to 22.3 feet, for first and second story additions to a single-family house. Property is located at **1101 MECASLIN STREET N.E.**, fronts 49 feet on the east side of Macaslin Street and begins 55 feet north the eastern corner of Mecaslin Street and Richards Street. Zoned R-5/ SPI-8 (Two-Family Residential/ Special Public Interest- Home Park) District. Land Lot 149 of the 17th District, Fulton County, Georgia.
Owner: Zuhair Itr
Council District 3, NPU-E
- V-05-380** Application of **Richard E. Weinstein** for variances from the zoning regulations to 1) reduce the front yard setback from the required 35 feet to 24.5 feet, and 2) reduce the east side yard setback from the required 7 feet to 2.8 feet, for construction of a second story addition to a single-family house. Property is located at **145 WESTMINSTER DRIVE N.W.**, fronts 57 feet on the south side of Westminster Drive and begins 559 feet west of the southwestern corner of Westminster Drive and Park Lane. Zoned R-4 (Single-Family Residential) District. Land Lot 55 of the 17th District, Fulton County, Georgia.
Owner: Richard E. Weinstein
Council District 6, NPU-E
- V-05-381** Application of **Julie Feagin** for variances from the zoning regulations to 1) reduce the front yard setback from the required 35 feet to 30 feet, 2) reduce the east side yard setback from the required 7 feet to 5.1 feet, for construction of a two-story addition and basement for a single-family house, and 3) reduce the west side yard setback from the required 7 feet to 1 foot for construction of a detached garage. Property is located at **367 HASCALL ROAD, N.W.**, fronts 65 feet on the north side of Hascall Road and begins 396 feet east of the northeastern corner of Hascall Road and Steele Drive. Zoned R-4 (Single-Family Residential) District. Land Lot 147 of the 17th District, Fulton County, Georgia.
Owner: Julie Feagin
Council District 8, NPU-E

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- V-05-382** Application of **Alec Michaelides** for a special exception from the zoning regulations for a 3-foot, 6-inch high wall with 6-foot high brick columns and a 5-foot high entry gate in the front yard setback where no more than a 4-foot high fence is allowed. Property is located at **450 BLACKLAND ROAD N.W.**, fronts 150 feet on the south side of Blackland Road and begins 300 feet east of the southeastern corner of the Blackland Road and Northside Drive. Zoned R-2 (Single-Family Residential) District. Land Lot 140 of the 17th District, Fulton County, Georgia.
Owner: Ed Uzialko
Council District 8, NPU-A
- V-06-08** Application of **Scott E. Dunn and Mitchell Jaffe** for variances to 1) reduce the transitional side yard setback from the required 20 feet to 10 feet, and 2) allow a portion of a building to project into the transitional height plane, for the construction of multi-family condominiums. The property is located at **130 ARIZONA AVENUE N.E.**, fronts 134 feet on the west side of Arizona Avenue and begins 498 feet east of the southeastern corner of Rogers Avenue and Arizona Avenue. Zoned C-2-C (Commercial Service) District. Land Lot 210 of the 15th District, Dekalb County, Georgia.
Owner: Residential Concepts, LLC
Council District 5, NPU-O

DEFERRED CASES

- V-05-260** Application of **Alfonso McAfee** for a variance from the zoning regulations to allow a driveway and dumpster in the rear transitional yard. Property is located at **301 14TH STREET N.W.**, fronts 48 feet on the north side of 14th Street, and begins 49 feet west of the northwestern corner of Francis Street and 14th Street. Zoned C-2 (Commercial Service) District. Land Lot 108 of the 17th District, Fulton County, Georgia.
Owner: Hoa Thanh Hoang
Council District 2, NPU-E
- V-05-266** Application of **John Wesley** for a special exception from the zoning regulations to allow for a swimming pool in a yard adjacent to a street. The property is located at **2969 ANDREWS DRIVE N.W.**, fronts 176.27 feet on the east side of Andrews Drive, and begins on the southeastern corner of Andrews Drive and Slayton Drive. Zoned R-2A (Single-Family Residential) District. Land Lot 113 of the 17th District, Fulton County, Georgia.
Owner: Paramount Property
Council District 8, NPU-B

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- V-05-313** Application of **Demetrius Pullins** for variances from the zoning regulations to 1) reduce the half-depth front yard setback from the required 15 feet to 8 feet and 2) reduce the west side yard setback from the required 7 feet to 4 feet for an addition to a single-family house. The property is located at **1843 MARKONE STREET N.W.**, fronts 49.6 feet on the north side of Markone Street and begins on the northwestern corner of Markone Street and Marktwo Place. Zoned R-4A (Single-Family Residential) District. Land Lot 175 of the 14th District, Fulton County, Georgia.
Owner: Demetrius Pullins
Council District 3, NPU-J
- V-05-347** Application of **Richard Dooley** for a variance from the zoning regulations to 1) reduce the west side yard setback from the required 7 feet to 3 feet and 2) reduce the rear yard setback from the required 15 feet to 5 feet for construction of a detached garage. Property is located at **699 CUMBERLAND ROAD N.E.**, fronts 60 feet on the south side of Cumberland Road and begins 155 feet west of the southwestern corner of Cumberland Road and McCoy Street. Zoned R-4 (Single-Family Residential) District. Land Lot 52 of the 17th District, Fulton County, Georgia.
Owner: Kathy Payne
Council District 6, NPU-F